

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction ALAMEDA

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Jack Capon Villa	5+	Renter	18	0	0	1	19	19	Low Income Housing Tax Credits		
(9) Total of Moderate and Above Moderate from Table A3						0	1				
(10) Total by Income Table A/A3			18	0	0	1					
(11) Total Extremely Low-Income Units*			10								

\* Note. These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	482	0	0	62	0	18	0	0	0	0	80	402
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	329	0	1	1	0	0	0	0	0	0	2	327
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		392	0	2	1	0	0	0	0	0	0	3	389
Above Moderate		843	3	14	22	0	1	0	0	0	-	40	803
Total RHNA by COG. Enter allocation number:		2046	3	17	86	0	19	0	0	0	0	125	1921
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1a Rehabilitation Programs	Adoption of the Multi-Family Overlay district and density bonus has allowed the City to be in compliance with state law.	2014	During the first half of the 2013/2014 fiscal year, the City of Alameda Housing Authority rehabilitated 78 rental and three owner-occupied units. The Housing Authority also assisted one household with its substantial rehabilitation program.
1b State and Federal Rehabilitation Financing Program	Continue to review all available state and federal programs for residential rehabilitation and apply for appropriate programs, as funding is available. Possible funding sources include the Community Development Block Grant program, and various programs administered by the State HCD (e.g., Code Enforcement Incentive Programs).	2014	The City received approximately \$1 million in CDBG funds. A portion of this funding was used to assist with rehabilitation efforts.
1c Self-help in Rehabilitation	Promote self-help techniques to reduce rehabilitation costs by providing technical assistance to owners participating directly in rehabilitation efforts. City assistance will include areas such as permit	2014	The City continues to provide technical assistance to owners participating directly in rehabilitation efforts.

	processing, preparation of financing applications, and owner management of rehabilitation work.		
1d Minor Home Repair	Continue to implement the City's Minor Home Repair program.	2014	During the first half of the 2013/2014 fiscal year, the City of Alameda Housing Authority assisted six households with its Accessibility Modification/Minor Home Repair Program.
1e Accessibility Modification Program	Continue to assist eligible persons with disabilities in making modifications to their residences.	2014	During the first half of the 2013/2014 fiscal year, the City of Alameda Housing Authority assisted six households with its Accessibility Modification/Minor Home Repair Program.
1f Housing in Industrially-Zoning Areas	Study industrial areas, in particular where there is existing housing, and redesignate/rezone these areas for residential use as appropriate.	2014	The City identified ten industrial zoned areas that had been developed with residential uses and rezoned these sites to residential uses.
1g Amnesty Program	Continue the City's amnesty program, which provides a process to legalize occupied, existing dwelling units.	2014	In 2013, four units were legalized as part of the Alameda Amnesty Program.
1h Work/Live Ordinance	Review the work/live ordinance requirements to determine why only one work/live project has been developed and make recommendations to encourage more work/live projects in Alameda	2010	In addition to the City adopting density bonus regulations in 2009, to further promote the development of live/work units, the City adopted a Multi-Family Overlay district in 2012, which allows for the development of 30 units per acre.
1i Comply with Senate Bill 520	Consistent with Fair Housing Law, the City will amend the Zoning Ordinance to include the definition of "family" as 'One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit'.	Amend the Zoning Ordinance by January 1, 2013	On July 12, 2012, the City Council of the City of Alameda passed Ordinance 3054 which defined a family as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within a dwelling unit."
1j Reasonable Accommodation Procedure	Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process	Amend the Zoning Ordinance by January 1, 2013	The City has not yet developed a formal process for providing reasonable accommodations. This will go to the Planning Board in February 2014 and to City Council in March 2014.
2a Housing Voucher Choice Program (Section 8)	Continue issuing vouchers and encouraging property owners to participate in this rental assistance	2014	During fiscal year 2012/13, 52 applicants were issued vouchers.

	program.		
2b First Time Home Buyer Programs	Continue the Down-Payment Assistance Program. Study and implement recommendations regarding program income and funding criteria in order to make more homes qualify for the programs.	2014	During the first half of fiscal year 2013/14, the City assisted 3 households with the FTHB program.
2c Conservation of At-Risk Units	In 2008, the Housing Authority took over two affordable housing projects (13 affordable units) from the Filipino American Community Services Agency. The Housing Authority should continue to monitor units at-risk.	2014	The City did not have any units at risk of converting to market rate.
2d Conserve Existing Affordable Units	Fund, acquire and rehabilitate existing multifamily housing for rental and ownership housing. Provide for all economic tiers of affordability.	2014	During the first half of the 2013/2014 fiscal year, the City rehabilitated 78 rental units.
2e Alameda County Mortgage Credit Certification Program	Continue to participate in the program, which assists first time homebuyers to qualify for mortgage loans.	2014	The City continued to participate in the county-run Mortgage Credit Certification Program. The County issued one mortgage credit certificate in Alameda in 2013.
2f Condominium Conversions	Continue to implement the City's condominium conversion ordinance to provide affordable homeownership opportunities and ensure the provision of tenant relocation assistance.	2014	There have not been any condominium conversions
2g Rent Review Advisory Committee (RRAC)	Continue to staff the committee and provide the community support through the process.	2014	During the first half of fiscal year 2013/14, the RRAC assisted with 3 cases.
3a Inclusionary Housing	Annually review the citywide 15% inclusionary requirement to ensure that the ordinance is not or does not constrain housing development, and revise as necessary within one year. The review will address impacts on housing costs, adequate incentives and flexibility of the ordinance.	Annually monitor, starting in December 2012	The City reviewed the 15% inclusionary requirement and no revisions were necessary.
3b Alameda Point Collaborative Substantial Rehabilitation	Monitor the legally binding Agreements (LBAs) between the Alameda	2014	The City annually monitors the legally binding Agreements.



	Redevelopment and Reuse Authority (ARRA) and Operation Dignity and the Alameda Point Collaborative for 200 units of transitional and permanent housing for formerly homeless families.		
3c Infill Development- New Construction / Acquisition / Substantial Rehabilitation	Continue to fund family housing projects on a case-by-case basis from, Affordable Housing Unit Fee (AHUF) and Housing Authority funds. Continue to fund infill development projects using available funding.	2014	In 2012, the City assisted with the development of the Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons. In 2011, the City assisted with the development of the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development.
3d School Employee Housing	Develop affordable housing using 20 percent set aside of BWIP Low and Moderate Income Housing funds. Utilize a lottery system that provides a bonus point for Alameda Unified School District employees for the homebuyer selection process. Work with Alameda Unified School District to identify appropriate sites.	2010	The City has worked extensively with the school district to identify potential sites for school employee housing.
3e Substantial Rehabilitation Programs	Continue to implement the City's Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized structures.	2014	During the first half of fiscal year 2013/14, the City created 1 new rental unit in an existing vacant or underutilized structure.
3f Affordable Housing Unit/Fee (AHUF) Ordinance	Continue to administer the AHUF to support the development of new and rehabilitated housing, and periodically adjust the housing impact fee to keep pace with inflation.	2014	The City continues to collect fees on all new non-residential developments covered by the ordinance.
3g Inventory of Vacant Land	Develop and maintain an inventory of vacant land for public information purposes.	2014	The City continues to maintain an inventory of vacant land which is posted to the City's website.
3h Homeless Shelter Funding	Continue to provide funding assistance for Midway Shelter, a 24-bed enriched shelter for women and children.	2014	During the fiscal year 2013/14, the City provided \$60,000 in funding assistance to Midway Shelter.
3i Area Special Studies	As non-residential sites such as existing school sites, or other public or utility sites become surplus, or if major commercial or industrial sites become available,	As sites become available	This program was completed in 2012.

	evaluate these sites for their potential to provide housing.		
3j Public Housing Conversion	Complete voluntary conversion of public units to Section 8 program.	2008-2009	The program was completed in 2009.
3k Rental Housing for Lower Income Households	Assist in the development of rental housing. The City will work with public or private sponsors to identify candidate sites for new construction of rental housing for lower income households. In addition, the City will also assist with site acquisition, fee waivers (as feasible), priority processing, and funding or supporting applications for funding.	At least twice within the planning period. As projects are approved through Plan	In 2012, the City assisted with the development of the Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons. In 2011, the City assisted with the development of the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development.
3l Extremely Low Income Households	The City will encourage the development of housing for extremely low-income households through a variety of activities such as outreaching to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an on-going basis, reviewing and prioritizing local funding at least twice in the planning period and/or offering additional incentives beyond the density bonus. In addition, the City will allow single-room occupancy units (SROs) to be permitted in the General Residential (R-5) District with a conditional use permit.	Amendments adopted by January 2013	The City amended the zoning ordinance in July 2012 to allow for SROs with a CUP in the R-5 district. In 2011 the City funded the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development. This project has 48 units affordable to very low-income households and 13 units affordable to extremely low-income households.
3m Funding for Pipeline Projects	The City/Housing Authority will seek any available funding from State and Federal sources for which the projects identified in the Pipeline Report are eligible, and for future eligible projects for rental housing affordable to very low and low income households.	Annually report on progress of projects identified in the Pipeline Report, and a	In 2012, the City assisted with the development of the Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons. In 2011, the City assisted with the development of the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development. In 2010, the City approved a 5-Year Development Pipeline Report which plans Alameda's affordable housing development from 2010-2015. The City continues to seek available funding to assist with the development of the projects identified in the Pipeline Report.

4a Coordinate Staff Review of Projects	Continue to coordinate inter-department review of projects in a timely and efficient manner using the Development Review Team.	2014	The review committee meets weekly in order to coordinate inter-department review of projects in a timely and efficient manner.
4b Fair Housing and Tenant-Landlord Mediation	Continue the City of Alameda's commitment to affirmatively furthering fair housing. ECHO Housing is contracted by the City to counsel tenants and landlords on their rights and responsibilities, mediate landlord/tenant disputes, and investigate complaints of housing discrimination. The City will continue to contract with ECHO Housing or a similar agency to provide fair housing and tenant-landlord mediation services. City staff is also available to respond to questions from the public and to make appropriate referrals to the program	2014	The City continued to contract with ECHO Housing to provide fair housing and tenant-landlord mediation services. City staff was also available to respond to questions from the public and to make appropriate referrals to the program. The program is publicized through brochures and the City website. In addition to mediation, referrals are made to the local branch of the Alameda Free Library for a copy of California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities as well as other website resources.
4c Conformance Rezoning	In an effort to meet the regional housing need, the City will rezone sites 1, 3, 4, 6, 8, 9, 11, 12, 16, 17, 18, 19, 20, 21, 22, and 24 to include the new multifamily zoning overlay. The City is relying on sites 1, 3, 4, 8, 16, 17, 18, 19, 21, and 22 to meet its lower income RHNA and therefore these sites will require a minimum of 16 units per site with a minimum density of 20 units per acre and will allow for a maximum of 30 units per acre. Sites 6, 9, 11, 12, 20, and 24 are included to meet the City's moderate and above moderate income RHNA and therefore will not have a minimum density but will allow for a maximum of 30 units per acre. In addition the City will rezone site two, to allow for additional housing capacity.	Initiate in March, complete by January 2013.	The City completed all required rezones in 2012.
4d Density Bonus Ordinance	Continue to evaluate the City of Alameda Density Bonus Ordinance (AMC Section 30-17) to encourage and increase inclusion of additional housing units in new development projects.	Ongoing, as projects are processed through the Planning and	There was one new project approved in 2013 that utilized the density bonus.

		Building Department	
4e Emergency Shelter	<p>The City will amend the Zoning Ordinance to define emergency shelters and allow them as a permitted use (by right) in the Intermediate Industrial (M-1) and General Industrial (M-2) districts without a conditional use permit or other discretionary review. The M-1 and M-2 zones are close to transit corridors and services. The City will ensure development standards will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.</p> <p>In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4)</p>	Comply with SB2 by January 2013	The City completed all required amendments in 2012.
4f Transitional and Supportive Housing	<p>The City will amend the Zoning Ordinance to explicitly allow both supportive and transitional housing types in zones allowing residential uses. . The City will include definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and permit both transitional and supportive housing types as a residential use subject only to the same restrictions on residential uses contained in the same type of structure.</p>	Comply with SB2 by January 2013	The City completed all required amendments in 2012
4g Large Sites	<p>To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.</p>	Ongoing, as projects are processed through the Planning and Building Department	The Development Review Team and site inventory have helped facilitate the development of affordable housing.
4h Universal Design	To provide housing that is universally	By January	The City is planning to take the Universal Design Ordinance to Council in

	accessible, the City of Alameda will consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of 5 or more units.	2013	summer 2014.
4i Parking Standards	The City will annually review parking standards to ensure they do not constrain housing development and will continue to reduce and/or waive parking requirements for affordable projects.	Annually review parking standards and allow for reduced and/or waived requiremen	Staff reviewed and amended the City parking ordinance in 2011.
4j Measure A	The City will continue to monitor Measure A to ensure it is not a constraint and will update as appropriate.	Annually monitor and revise within one year if necessary	Adoption of the Multi-Family Overlay district and density bonus ordinances has allowed the City to be in compliance with state law.

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General Comments: